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Counsel to Debtor SLA Investments, LLC

**UNITED STATES BANKRUPTCY COURT  
CENTRAL DISTRICT OF CALIFORNIA – LOS ANGELES DIVISION**

In re:  
  
SEATON INVESTMENTS, LLC, *et al.*,  
  
Debtors and Debtors In Possession.

- ☐ Affects All Debtors.  
☐ Affects Seaton Investments, LLC  
☐ Affects Colyton Investments, LLC  
☐ Affects Broadway Avenue Investments, LLC  
☒ Affects SLA Investments, LLC  
☐ Affects Negev Investments, LLC  
☐ Affects Alan Gomperts  
☐ Affects Daniel Halevy  
☐ Affects Susan Halevy

Lead Case No. 2:24-bk-12079-VZ

Jointly Administered with Case Nos.:  
2:24-bk-12080-VZ; 2:24-bk-12081-VZ;  
2:24-bk-12082-VZ; 2:24-bk-12091-VZ;  
2:24-bk-12074-VZ; 2:24-bk-12075-VZ and  
2:24-bk-12076-VZ

Chapter 11

**SUPPLEMENTAL DECLARATION  
OF DANIEL HALEVY RE  
DEBTOR'S OPPOSITION TO  
HARVEST SMALL BUSINESS  
FINANCE, LLC'S MOTION FOR  
RELIEF FROM THE AUTOMATIC  
STAY**

Hearing:

Date: January 6, 2026  
Time: 10:30 a.m.  
Crtrm: 1368  
255 E. Temple Street  
Los Angeles, CA 90012

**DECLARATION OF DANIEL HALEVY**

I, Daniel Halevy, hereby declare as follows:

1. I make this declaration in support of the *Debtor's Opposition to Harvest Small Business Finance, LLC's Motion for Relief from the Automatic Stay* (the "***Opposition***"). Terms not defined herein shall have the same meanings ascribed to them in the *Opposition*. I am one of the debtors in these jointly administered Bankruptcy Cases, and I am a member of SLA Investments, LLC (the "***Debtor***").

2. Debtor, through counsel, confirmed with the Bankruptcy Unit of the Revenue Assurance, Enforcement Division of the County of Los Angeles Treasurer and Tax Collector (the "***Tax Collector***") that total current post-petition taxes due to the County of Los Angeles by Debtor are \$46,039.17. Email communications between Debtor's counsel and the Tax Collect regarding payment of post-petition taxes are attached as **Exhibit 1**.

3. Debtor mailed a check payable to the Los Angeles County Tax Collector on December 30, 2025.

I declare under penalty of perjury under the laws of the United States of America that the foregoing is true and correct.

Executed on this 6th day of January, 2026, at Los Angeles, California.

  
\_\_\_\_\_  
DANIEL HALEVY

## **EXHIBIT 1**



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**RE: SLA Investments - Bankruptcy 2Case No. 24-12082**

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**From** TTC-Bankruptcy <bankruptcy@ttc.lacounty.gov>

**Date** Tue 12/30/2025 1:13 PM

**To** Derrick Talerico <dtalerico@wztslaw.com>

 1 attachment (511 KB)

Post-Petition Taxes for SLA Investments.pdf;

Good afternoon, Derrick,

It was a pleasure speaking with you.

Attached to this email are copies of the bills referencing the outstanding taxes regarding SLA Investments, LLC. As requested, I've indicated which taxes were generated after the petition date on the pink bill. (The Highlighted area). You can reference the additional taxes on the substitute bill below.

If mailing in a payment, please refer to our personal PO Box for accurate reception and processing.

**ATTN: BANKRUPTCY UNIT**  
**PO BOX: 54110, Los Angeles, CA 90054-0110**

Please ensure that you include your bankruptcy case number on the check and any correspondence you submit with it. Also, please be aware that if the check received does not have valid postmark from the post-office, it will be processed accordingly and may face additional penalties and interest if not stamped for December.

For your reassessment inquiries, please feel free to reach out to the Assessor and/or Auditor-Controller for assistance.

**Assessor: (213)-974-3108**

**Auditor-Controller: ( 213)-974-8638**

Thank you,



**Maya Hill**

**Tax Services Specialist II Revenue Assurance, Enforcement  
Division I Bankruptcy Unit**

County of Los Angeles | **Treasurer and Tax Collector**

PO Box: 54110, Los Angeles, CA 90054-0110

Phone: **1+(213)-974-7803** | Email: **Bankruptcy@ttc.lacounty.gov**

**MHill@ttc.lacounty.gov**

**(Direct Assessments)**

If you have any questions or would like me to provide additional information, please feel free to reach out to me.

**From:** Derrick Talerico <dtalerico@wztslaw.com>  
**Sent:** Monday, December 29, 2025 2:58 PM  
**To:** TTC-Bankruptcy <bankruptcy@ttc.lacounty.gov>  
**Cc:** Alan gomperts <alangomperts@hotmail.com>; daniel halevy <danhalevy@gmail.com>  
**Subject:** SLA Investments - Bankruptcy 2Case No. 24-12082

**CAUTION: External Email. Proceed Responsibly.**

Juana - I am bankruptcy counsel to SLA Investments. SLA's principals are copied on this email. I just spoke with Hector about paying the post-petition taxes due on the property and reassessing the roll value for prior and future tax years.

SLA Investments filed for bankruptcy in March 2024. At that time I believe there were two payments due (\$18,934.12 each). Since the bankruptcy was filed, three payments have come due. The chart below shows the due dates, amounts, and the roll value of the property used at the time of assessment.

Pay by Date	Payment	Roll Value
12/10/25	\$19,599.92	\$3,046,406
4/10/25	\$19,399.99	\$2,986,674
12/10/24	\$19,340.00	\$2,986,674
4/10/24	\$18,934.12	\$2,928,113
12/10/23	\$18,934.12	\$2,928,113

SLA Investments would like to pay the post-petition taxes this week. But we would also like to have the roll value for all of these payments reassessed. The senior secured creditor (Harvest) has recently submitted an extensive property appraisal valuing the property at \$2.1 million. This is significantly less than the assessed value used over the prior two years.

Please call me back to discuss payment and reassessment. It is always best to reach me on my cell. 310.403.0090

Thank you,  
Derrick

**Weintraub Zolkin Talerico & Selth LLP**

Derrick Talerico  
11766 Wilshire Blvd., Suite 730  
Los Angeles, CA 90025

CRT: R#43  
R#43LOS ANGELES COUNTY TAX COLLECTOR  
225 NORTH HILL STREET, LOS ANGELES, CA 90012  
STATEMENT OF PRIOR YEAR TAXES  
AS OF 12/30/25

## PARCEL INFORMATION

ASSESSOR'S ID# 5145 020 057 YRSEQ AIN

SLA INVESTMENTS LLC  
264 S OAKHURST DR  
BEVERLY HILLS CA 90212-3504

## SPECIAL INFORMATION

TAX DEFAULTED IN 2024 FOR UNPAID TAXES OF 2023.

## DESCRIPTION

O W CHILDS TRACT EX OF ST LOT 4 BLK 4

ASSESSOR'S ID NO	YRSEQ	D/O YR	TAX AMOUNT		PENALTY & COST		REDEMPTION PENALTY	TOTAL
			ORIGINAL	BALANCE	ORIGINAL	BALANCE		
5145 020 057	23000	24	37868.24	37868.24	3796.82	3796.82	10224.42	51889.48
5145 020 057	24000	25	38679.99	38679.99	3877.99	3877.99	3481.19	46039.17

TOTAL	76548.23	7674.81	13705.61	97928.65
			REDEMPTION FEE:	15.00
			AMOUNT TO PAY:	97943.65*

\*ADD \$1148.22 PENALTY PER MONTH, FROM 01/26, IF NOT PAID BY 01/29/26.

THERE WILL BE A \$50.00 SERVICE CHARGE FOR ANY CHECK RETURNED BY THE BANK.  
KEEP THIS UPPER PORTION OF THE BILL FOR YOUR RECORDS. YOUR CANCELLED CHECK IS YOUR RECEIPT.

DETACH AND MAIL THIS STUB WITH YOUR PAYMENT

STATEMENT OF PRIOR YEAR TAXES

PLEASE SEE

REVERSE FOR

PERTINENT

NFORMATION

SLA INVESTMENTS LLC  
264 S OAKHURST DR  
BEVERLY HILLS CA 90212-3504YR SEQ MPBK PGE PCL PK TYPE AK DSEQ  
00 000 5145 020 057 7 1 0 000

TOTAL DUE

INDICATE AMOUNT PAID

MUST BE RECEIVED BY: 01/29/26  
COMP DTE 2512 TAX DEF 2024  
LOAN ID:

97943.65

3581

MAKE CHECK PAYABLE TO:

CRT: R#43  
R#43LOS ANGELES COUNTY TAX COLLECTOR  
P. O. BOX 54088  
LOS ANGELES, CA 90054-0088

000007000351450200575000979436581026012925121

# SUBSTITUTE SECURED PROPERTY TAX BILL

JULY 1, 2025 TO JUNE 30, 2026

CRT: R#43  
R#43

## LOS ANGELES COUNTY TAX COLLECTOR

225 North Hill Street, Los Angeles, CA 90012

FOR ASSISTANCE CALL 1(213) 974-2111 OR 1(888) 807-2111, ON THE WEB AT [lacountypropertytax.com](http://lacountypropertytax.com)

5145 020 057  
SLA INVESTMENTS LLC  
264 S OAKHURST DR  
BEVERLY HILLS CA 90212-3504

ELECTRONIC FUND TRANSFER NUMBER  
ID#:19 5145 020 057 4 YR:25 SEQ:0001

SITUS ADDRESS:  
1040 S LOS ANGELES ST  
LOS ANGELES CA 90015-1707

ASSESSOR'S ID. NO.					1ST INSTALLMENT	2ND INSTALLMENT	TOTAL TAX
Map Book	Page	Parcel	Year	Seq. No.	10% Penalty After	10% Penalty + \$10.00 Cost After	Penalties Apply When Shown
5145	020	057	25	000	12 10 25	04 10 26	
TAX					19599 92	19599 91	39199 83
PENALTY					1959 99	00	1959 99
TOTAL					21559 91	19599 91	41159 82
NET PD/REF					00	00	00
DUE					21559 91	19599 91	41159 82

ROLL YEAR	CURRENT ASSESSED VALUE	PRIOR ASSESSED VALUE	TAXABLE VALUE
LAND	1935033		1935033
IMPROVEMENTS	1111373		1111373
FIXTURES			
AUTH. NO.: 000153 LC			TOTAL 3046406
PRINT DATE: 12 30 25			LESS EXEMPTION
			NET TAXABLE VALUE 3046406

ANY RETURNED PAYMENT MAY BE  
SUBJECT TO A FEE UP TO \$50.00.

IN ADDITION TO THIS  
BILL OUR RECORDS  
INDICATE THAT THERE  
ARE OTHER TAXES DUE  
ON THIS PROPERTY

ANNUAL PRIOR DELINQUENCY

SLA INVESTMENTS LLC  
264 S OAKHURST DR  
BEVERLY HILLS CA 90212-3504

000153 LC PAY THIS  
AMOUNT BY: 04 10 26

If not paid by  
add penalty and cost 04 10 26

of 1969 99 MAKE PAYMENT PAYABLE TO:  
to 2nd installment Please write the ASSESSOR'S  
ID NO on the lower left corner  
of your payment

for a total of: 21569 90

CRT: R#43  
R#43

26425000151450200570001959991000215699053620410

USE THESE NUMBERS ON ALL PAYMENTS AND CORRESPONDENCE						Pay Key
ASSESSOR'S ID. NO.						
Map Book	Page	Parcel	Year	Seq. No.		
5145	020	057	25	000	2	
2ND INSTALLMENT					INDICATE AMOUNT PAID	
19599 91						

41536

LOS ANGELES COUNTY TAX COLLECTOR  
P.O. BOX 54018  
LOS ANGELES, CA 90054-0018

## DETACH AND MAIL THIS STUB WITH 2ND INSTALLMENT PAYMENT

ANNUAL PRIOR DELINQUENCY

SLA INVESTMENTS LLC  
264 S OAKHURST DR  
BEVERLY HILLS CA 90212-3504

000153 LC PAY THIS  
AMOUNT BY: 12 10 25

If not paid by  
add penalty  
of  
to 1st installment

MAKE PAYMENT PAYABLE TO:  
Please write the ASSESSOR'S  
ID NO on the lower left corner  
of your payment

for a total of:

CRT: R#43  
R#43

USE THESE NUMBERS ON ALL PAYMENTS AND CORRESPONDENCE						Pay Key
ASSESSOR'S ID. NO.						
Map Book	Page	Parcel	Year	Seq. No.		
5145	020	057	25	000	1	
1ST INSTALLMENT					INDICATE AMOUNT PAID	
21559 91						

61599

LOS ANGELES COUNTY TAX COLLECTOR  
P.O. BOX 54018  
LOS ANGELES, CA 90054-0018

99625000151450200570002155991000215599159919999

DETACH AND MAIL THIS STUB WITH 1ST INSTALLMENT PAYMENT

## PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:  
11766 Wilshire Blvd, Suite 730, Los Angeles, CA 90025

A true and correct copy of the foregoing document entitled (*specify*): **Supplemental Declaration of Daniel Halevy re Debtors Opposition to Harvest Small Business Finance, LLCs Motion for Relief From the Automatic Stay** will be served or was served (a) on the judge in chambers in the form and manner required by LBR 5005-2(d); and (b) in the manner stated below:

1. **TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF)**: Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On (*date*) January 6, 2026, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

See attached NEF Service List

☒ Service information continued on attached page

2. **SERVED BY UNITED STATES MAIL**:

On (*date*) \_\_\_\_\_, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

☐ Service information continued on attached page

3. **SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL** (*state method for each person or entity served*): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on (*date*) \_\_\_\_\_, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

January 6, 2026  
Date

Martha E. Araki  
Printed Name

/s/ Martha E. Araki  
Signature



Broadway Avenue Investments, LLC – Jointly Administered

**1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF):**

- Attorneys for Corporate Debtors Broadway Avenue Investments, LLC, Negev Investments, LLC, SLA Investments, LCC.: **Derrick Talerico:** dtalerico@wztslaw.com; maraki@wztslaw.com; sfritz@wztslaw.com; admin@wztslaw.com
- Attorneys for Individual Debtors Alan Gomperts, Daniel Halevy, Susan Halevy: **Zev Shechtman, Carol Chow, Turner Falk, Ryan Coy:** zev.shechtman@saul.com; zshechtman@ecf.inforuptcy.com; carol.chow@saul.com; easter.santamaria@saul.com; turner.falk@saul.com; ryan.coy@saul.com
- Attorneys for Creditor First Foundation Bank: **Scott R Albrecht:** scott.albrecht@sgsattorneys.com; jackie.nguyen@sgsattorneys.com
- Attorneys for Creditor Korth Direct Mortgage, Inc.: **Tanya Behnam, Garrick Vanderfin:** gvanderfin@polsinelli.com, tbehnam@polsinelli.com; tanyabehnam@gmail.com; ladocketing@polsinelli.com; zyoung@polsinelli.com; ccripe@polsinelli.com;
- Attorneys for Creditor Los Angeles County Treasurer and Tax Collector: **Jacquelyn H Choi:** jacquelyn.choi@rimonlaw.com; docketingsupport@rimonlaw.com
- Attorneys for Creditor United States of America on behalf of the Internal Revenue Service: **Robert F Conte:** robert.conte@usdoj.gov; caseview.ecf@usdoj.gov; usacac.tax@usdoj.gov
- Courtesy NEF/Interested Party: **Christopher Cramer:** secured@becket-lee.com
- Attorneys for Creditor Harvest Small Business Finance, LLC: **Christopher Crowell, Jessica M Simon:** ccrowell@frandzel.com; mbrandenberg@frandzel.com
- Attorneys for Creditors Archway Real Estate Income Fund I SPE I, LLC, Archway Broadway Loan SPE, LLC, fka Archway Real Estate Income Fund I REIT, LLC, Archway Real Estate Income Fund, and Plaintiff Archway Broadway Loan SPE, LLC: **Michael G. Fletcher, Bruce D. Poltrock, Paige Selina Poupart, Gerrick Warrington:** mfletcher@frandzel.com; ppoupart@frandzel.com; gwarrington@frandzel.com; bpoltrock@frandzel.com; sking@frandzel.com; achase@frandzel.com; autodocket@frandzel.com
- Attorneys for Creditors NewRez LLC d/b/a Shellpoint Mortgage Servicing, Wells Fargo National Bank West: **Todd S Garan:** ch11ecf@aldridgepate.com; TSG@ecf.inforuptcy.com; tgaran@aldridgepate.com
- Attorneys for Creditor Los Angeles County Treasurer and Tax Collector: **Richard Girgado:** rgirgado@counsel.lacounty.gov
- Attorneys for Creditor Harvest Small Business Finance, LLC: **Jacqueline L James:** jjames@buchalter.com; gvidales@buchalter.com; docket@buchalter.com
- Courtesy NEF/Interested Party Avi Muhtar: **Avi Edward Muhtar:** amuhtar@crownandstonelaw.com
- Attorneys for Creditor AIRE Ancient Baths Los Angeles, LLC: **David B Shemano:** dshemano@shemanolaw.com
- Attorneys for Creditor Harvest Small Business Finance, LLC: **Jessica M. Simon:** jsimon@hrhlaw.com; mgranzow@hrhlaw.com
- Attorneys for Creditor Wells Fargo Bank, N.A. dba Wells Fargo Auto: **Samantha White:** Samantha.white@wellsfargo.com
- Attorneys for Creditor Wells Fargo Bank, N.A.: **Jennifer C Wong:** bknotice@mccartyholthus.com; jwong@ecf.courtdrive.com
- US Trustee's Office: ustpreion16.la.ecf@usdoj.gov; **Kelly L. Morrison:** Kelly.l.morrison@usdoj.gov